



Cook Place

Chelmsford, CM2 6TW

£325,000



A well presented end terraced home in a quiet CUL-DE-SAC location, that boasts TWO GOOD SIZED BEDROOMS and a GENEROUS 53' REAR GARDEN, plus a spacious lounge, MODERN KITCHEN DINER & BATHROOM, driveway parking to side, and fantastic potential to extend. Viewings are an absolute must! Ideal for first time buyers!!



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Ground Floor:-

Entrance Hall:

UPVC entrance door to front, door to lounge, stairs to first floor.

Lounge:

13'11" x 12'11" > 9'5" (4.24m x 3.94m > 2.87m)

Double glazed window to front, double door to kitchen diner, wood effect flooring.

Kitchen Diner:

12'10" x 10'5" > 8'5" (3.91m x 3.18m > 2.57m)

Double glazed window and french doors to rear, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, integrated low level double oven, gas hob with extractor over, space for washing machine, fridge freezer, warm air unit, part tiled walls, flooring, and part wood effect flooring.

First Floor:-

Landing:

Doors to bedroom one, bedroom two, family bathroom, loft access.

Bedroom One:

12'6" x 9'8" (3.81m x 2.95m)

Double glazed window to front, two cupboards, wood effect flooring.

Bedroom Two:

9'10" x 6'1" (3.00m x 1.85m)

Double glazed window to rear.

Family Bathroom:

Obscure double glazed window to rear, panel bath with shower over, pedestal hand wash basin, low level W/C, part tiled walls.

Exterior:-

Frontage & Parking:

Driveway parking for up to 2 cars, mature shrubs to front.

Rear Garden:

Paved patio to immediate rear, gated side access, shed to rear, mature shrubs and trees to border, rest laid to lawn, approx 53'.



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All measurements are a guide only and, therefore, can be approximated in some cases. If purchasing, fixtures and fittings, apart from those mentioned in the particulars, are to be agreed with the seller. Some particulars, please note, may also be awaiting the seller's approval. If clarification or further information is required, please contact us.

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